

**MINUTES OF THE JONESTOWN PLANNING AND ZONING COMMISSION
REGULAR MEETING HELD FEBRUARY 20, 2008, 7:30 P.M. AT THE CITY HALL
CONFERENCE ROOM, 18649 FM 1431, SUITE 19-A, JONESTOWN, TEXAS**

1. CALL TO ORDER

CHAIRMAN MOORE

Chairman Moore called the meeting to order at 7:32 p.m.

2. ROLL CALL

SECRETARY

The following members were present: Larry Oaks, Robert Moore, Tricia Anglea and David Nelsen. Alternates Robert Donnelly and Gary Mermelstein were also present. Alan Yost was absent.

3. APPROVAL OF MINUTES

Regular Meeting, January 16, 2008

Commissioner Oaks made a motion to approve the minutes of January 16, 2008. Commissioner Nelsen seconded the motion which carried unanimously.

B. CITIZENS COMMUNICATIONS

There were no citizen communications on items not on the agenda.

C. WORKSESSION

1. Work session on recommendation to Council on Chapter 94: Zoning Code
 - a. Industrial use district.
 - b. Discussion of building heights on lots that are entirely in the flood plane.
 - c. Discussion of an amendment to impose the overlay regulations on existing buildings upon change of ownership.
 - d. Discussion of the proposed tower regulations as an amendment to Chapter 94, and which districts to allow towers as a conditional use.
2. Discussion of chapter 92 and the variances often requested in the subdivision process.

The commission worked on the listed items, with input from Donna Jo Priem and Webster Veade. Commissioner Oaks had to leave before the voting, so both alternates took part in the voting.

D. GENERAL BUSINESS AND ACTION ITEMS:

1. Discussion and possible action on recommendations to City Council on any of the above work session items.
 - a. Industrial use district.

Commissioner Anglea made a motion to recommend to City Council that the Future Land Use Map not designate any areas for industrial use since the commercial nodes designated on the map may include industrial use if appropriate. Commissioner Nelsen seconded the motion which carried unanimously.

b. Discussion of building heights on lots that are entirely in the flood plane.

Commissioner Donnelly made a motion to leave the process as it is, and have the individual variances handled on a case by case basis by the Board of Adjustments. The motion died for lack of a second.

Commissioner Nelsen made a motion to recommend to City Council an amendment to Chapter 94 to include in the building height chart a category for properties in the flood plain which is 18 feet above the 723' flood plane requirement, limited to one story, if they can get a variance from the Board of Adjustments. Commissioner Anglea seconded the motion, which carried unanimously.

c. Discussion of an amendment to impose the overlay regulations on existing buildings upon change of ownership.

Commissioner Nelsen made a motion to ask City Staff to perform an impact assessment on existing commercial buildings to assess the degree of noncompliance from the FM 1431 Overlay Requirements and bring back to the Planning and Zoning Commission. Chairman Moore seconded the motion and asked for a friendly amendment that the Commission not make a recommendation to Council at this time. Commissioner Nelsen accepted the friendly amendment. The motion carried unanimously.

d. Discussion of the proposed tower regulations as an amendment to Chapter 94, and which districts to allow towers as a conditional use.

Commissioner Nelsen made a motion to recommend to City Council the document prepared by the City Attorney as an amendment to Chapter 94, reflecting the Commission's tower regulation ordinance, and to allow the use in I-2 and GUI zoning districts as conditional use permits. Commissioner Anglea seconded the motion which carried unanimously.

2. Discussion of chapter 92 and the variances often requested in the subdivision process.

The Commission made no recommendation to Council on Chapter 92.

E. ADJOURNMENT

Commissioner Nelsen made a motion to adjourn. Commissioner Anglea seconded the motion, which carried unanimously. Chairman Moore adjourned the meeting at 10:19 p.m.

PASSED AND APPROVED AT A REGULAR MEETING HELD ON MARCH 19, 2008.

Robert Moore, Chairman

ATTEST:

Linda Hambrick, City Secretary